STATE OF SOUTH CAROLINA )

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FECOND MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, JASPER S. FOWLER AND IMOGENE C. FOWLER,

(hereinafter referred to as Mortgagor) is well and truly Indebted un to CHANDLER CONSTRUCTION COMPANY, INC.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of ONE THOUSAND NINETY-FIVE AND 61/100 -----
Dollars \$1,095.61 due and payable in weekly installments of twenty-five (\$25.00) Dollars per week until paid in full, beginning one week from date;

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid sebt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has gramed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 0.45 acres, more or less, and being in Austin Township, and being a portion of Tract 6 of the Estate of G.T.L. Hughes according to plat recorded in the R.M.C. Office for Greenville County in Plat Book L at Page 59, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Jones Mill Road (also referred to as the Fountain Inn Road), at the corner of Tract 4, thence along it, S. 58-45 E. 200 feet to an iron pin; thence S. 83-45 W. 100 feet to an iron pin; thence N. 58-45 W. 200 feet to a point in the center of Jones Mill Road; thence along the center of said road, N. 83-45 E. 100 feet to the point of beginning and being the same property conveyed to Jasper S. Fowler in Deed Book 710 at Page 245, by J. Roy Fowler recorded 11-6-62.

This mortgage is second and junior in lien to that Mortgage given to United Federal Savings and Loan Association in the original amount of \$8,400.00 recorded in the R.M.C. Office for Greenville County on December 11, 1962 in Mortgage Book 907, Page 587.

DOCUMENTARY
SEP 18'78 STAMP
TAX
RB. 11218 © 0.0.44

Together with all and singular rights, members, herditaments, and oppurterances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lowfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever fawfully claiming the same or any part thereof.

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